Sugdens
Sales & Lettings

Croft Street, Idle,

£115,000

* ATTENTION LANDLORDS!!! * ATTENTION LANDLORDS!!! * ATTENTION LANDLORDS!!! *
* STONE COTTAGE * TWO BEDROOMS * OPEN PLAN LOUNGE/KITCHEN * PATIO GARDEN *
* GREAT INVESTMENT OPPORTUNITY * CURRENTLY TENANTED AT £550pcm *
Available for sale with current tenant in situ, this delightful two bedroom stone cottage offers an excellent investment opportunity.
Benefits from gas central heating and upvc double glazing.
The manageable accommodation briefly comprises entrance, open plan lounge/kitchen, two bedrooms and bathroom.
To the outside there is a patio garden.
* Please note - The property is 'flying freehold' as there is a right of way through the passageway.

Entrance

Open Plan Lounge/Kitchen
15'8" x 11'3" (4.78m x 3.43m)
Lounge area has a radiator and electric fire.
Kitchen area has a range of modern wall and base units incorporating stainless steel sink unit, plumbing for auto washer, part tiled walls.

First Floor Landing

Bedroom One
9'6" x 9'10" (2.90m x 3.00m)
With radiator.

Bedroom Two
8'9" x 6'2" (2.67m x 1.88m)
With radiator.

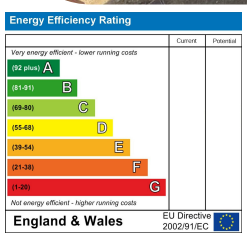
Bathroom
Three piece white suite.

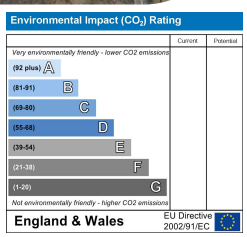
Exterior
To the outside there is a patio garden to the front of the property.

Directions
From our office in Idle village take the right onto New St, continue onto Apperley Rd, right onto Croft St where the property will be seen displayed via our For Sale board.

TENURE
Flying Freehold.

Agent Notes & Disclaimer We endeavour to make our particulars fair, accurate and reliable. The information provided does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and for guidance only, as are floorplans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for purpose. We strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **Money Laundering Regulations** Intending purchasers will be asked to produce identification and proof of finance. We would ask for your co-operation in order that there will be no delay in agreeing a sale. We are covered and members of The Property Ombudsman.





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